

065.0

0005

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
882,700 / 882,700
882,700 / 882,700
882,700 / 882,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CANTWELL AUDREY S	
Owner 2:	
Owner 3:	

Street 1: 11 STOWECROFT RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LASPINA ALFRED J & AUDREY C -	
Owner 2: -	

Street 1: 11 STOWECROFT RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Vinyl Exterior and 2958 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

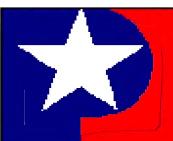
PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080	Sq. Ft.	Site			0	70.	0.89	12									442,680						442,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7080.000	440,000		442,700	882,700		41984
							GIS Ref
							GIS Ref
							Insp Date
							10/08/18



USER DEFINED

Prior Id # 1: 41984
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
mmcmakin
5635
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	440,000	0	7,080.	442,700	882,700		Year end	12/23/2021
2021	101	FV	426,200	0	7,080.	442,700	868,900		Year End Roll	12/10/2020
2020	101	FV	426,200	0	7,080.	442,700	868,900	868,900	Year End Roll	12/18/2019
2019	101	FV	199,700	0	7,080.	411,100	610,800	610,800	Year End Roll	1/3/2019
2018	101	FV	199,700	0	7,080.	411,100	610,800	610,800	Year End Roll	12/20/2017
2017	101	FV	199,700	0	7,080.	360,500	560,200	560,200	Year End Roll	1/3/2017
2016	101	FV	199,700	0	7,080.	328,800	528,500	528,500	Year End	1/4/2016
2015	101	FV	186,700	0	7,080.	290,900	477,600	477,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASPINA ALFRED	74176-4	1	2/24/2020	Estate/Div		1	No	No	
CARTA CECILIA,	55492-53		9/30/2010		490,000	No	No		
CARTA CECILIA	44406-225		12/31/2004	Family		1	No	No	
	20488-197		4/1/1990			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/4/2012	1272	Manual	3,000	C					10/8/2018	MEAS&NOTICE	HS	Hanne S
4/12/2012	360	Alterati	240,000					new front & rear s	4/18/2013	Info Fm Prmt	EMK	Ellen K
									6/13/2012			
									6/13/2012	Measured	JBS	JOHN S
									4/29/2009	Measured	372	PATRIOT
									12/20/1999	Missed Appt.	276	PATRIOT
									12/3/1999	Missed Appt.	264	PATRIOT
									10/8/1999	Mailer Sent		
									10/8/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Good												
Sty Ht: 2	2 - Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C	- Average			CONDOS INFORMATION				Lvl 2									
Year Blt: 1941	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G20		Fact: .		Floor:				Totals	RMS: 7	BRs: 3	Baths: 2	HB					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD	- Good	18. %											
Prim Int Wal 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors:		%		Total:	18.6	%											
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar: 1				Size Adj.: 1.00496960													
Electric: 3	- Typical			Const Adj.: 0.98990101													
Insulation: 2	- Typical			Adj \$ / SQ: 129.327													
Int vs Ext: S				Other Features: 93500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys:				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 540591													
% Com Wal		% Sprinkled		Depreciation: 100550													
				Depreciated Total: 440041													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 065.0-0005-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:												
					Total Special Features:												
					Total:												
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	